Received
County Adminstration
7/13/2015

George W. Treutelaar
4521 West Diversey Avenue
Chicago, Illinois 60639-1925
773-489-8140
gwt@glph.com

CBOE # 52

EXHIBIT
Page Cover sheet

July 9, 2015

VIA FIRST CLASS MAIL

Gunnison County Board of Equalization
200 East Virginia Avenue
Gunnison, Colorado 81230

RE: Account No. R032394
Lot 31 Red Mountain Ranch Subdivision No. 526554
Parcel No. 3257-000-02-038
Tax Year: 2015

To Gunnison County Board of Equalization:

I enclose my signed Petition to the County Board of Equalization to appeal the Gunnison County Assessor's 2015 Real Property Notice of Determination. I also enclose a copy of both sides of the form. In addition, attached are supporting documents of comparable properties. Since I reside in a Chicago suburb, I will not be able to attend a hearing. I would appreciate it if the BOE would render a decision based on the supporting documents submitted with my Petition. Thank you.

Sincerely,

George W. Treutelaar, Trustee
Kathleen L. Treutelaar Trust

GWT:cck/TREUTELAAR 15 070915 GUNNISON

encl.

2015 REAL PROPERTY NOTICE OF DETERMINATION

Received
County Assessor
7/13/15

CBOE #52

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: June 30, 2015
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R032394	2015	606	3257-000-02-038

PROPERTY OWNER	LEGAL DESCRIPTION
TREUTELAAR KATHLEEN L TRUST KATHLEEN L & GEORGE W TREUTELAAR TTEES 4521 W DIVERSEY AVE CHICAGO, IL 60639-1925	LOT 31 RED MOUNTAIN RANCH SUBD #526554

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		1,839,270	1,839,270
TOTALS		$1,839,270	$1,839,270

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property appeals is July 15.
The deadline for filing personal property appeals is July 20.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

APPEAL PROCEDURES

County Board of Equalization Hearings will be held from July 1 through August 5 at Gunnison County Courthouse or Blackstock Government Center.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

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To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **July 15 for real property** and on or before **July 20 for personal property** – after such date, your right to appeal is lost. You may be required to prove that you filed a timely appeal; therefore, we recommend that all correspondence be mailed with proof of mailing.

You will be notified of the date and time scheduled for your hearing. The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board of Equalization must conclude hearings and render decisions by August 5, § 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by September 12, § 39-2-125(1)(e), C.R.S.

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within 30 days of the date of the County Board's written decision to ONE of the following:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203
(303) 866-5880
www.dola.colorado.gov/baa

District Court
Contact the District Court in the county where the property is located. See your local phone book for the address and telephone number.

Binding Arbitration
For a list of arbitrators, contact the County Commissioners at the address listed for the County Board of Equalization.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2014? (Your opinion of value in terms of a specific dollar amount is required for real property pursuant to § 39-8-106(1.5), C.R.S.)

$ 1,461,577.00

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

Assessor's valuation after review is excessive based on the market value of comparable properties. A list of comparable properties is attached. A 35.1 acre unimproved parcel is also listed to show a difference in land value (mine - $320,000.00 vs. Lot 48 in Red Mountain Ranch Phase II - $220,000.00). Thank you for your consideration of this appeal.

ATTESTATION

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature	773-489-8140 Telephone Number	July 9, 2015 Date

*Attach letter of authorization signed by property owner.

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RE: Account No. R032394
Lot 31 Red Mountain Ranch Subdivision No. 526554
341 Red Mountain Ranch Upper Loop, Upper East River Valley
Parcel No. 3257-000-02-038

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EXHIBIT A
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Sales of Similar Properties

Date Sold	Account No./Property Description/Address	Actual Value as of June 30, 2014
1/8/2013	R027168 – Tract 12 Roaring Judy Ranch #617838 200 Wild Rose Ln., Jacks Cabin Area; Roaring Judy I & II; Subdivision: Roaring Judy Ranch Total Parcel 50.97 AC; 4,056 sq. ft.	$1,176,350.00
12/20/2012	R030122 – A Tract in NW4SW4 Sec 5 & N2SE4 SEC 6 48N4W #617614; Property Location: 12224 US Highway 50, Pine Creek Mesa/Blue Mesa Neighborhood: Blue Mesa Reservoir Total 36.002 AC; 4,834 + 1,872 sq. ft.	$966,820.00
11/28/2012	R030393 – Danni Ranch Estate #9 #617041 1494 Red Mountain Road, Upper East River Valley Total Parcel 35.49 AC; 2,848 + 1,288 sq. ft.	$1,014,430.00
9/4/2012	R030390 – Danni Ranch Estate #5 #615265 325 Homestead Lane, Upper East River Valley Acres: 35.080; 985 sq. ft. + 4,087 sq. ft.	$1,329,760.00
1/19/2012	R030325 – Lot 28 Trappers Crossing at Wildcat #610883 3694 Wildcat Trail, Trappers Crossing Total Parcel 38.40 AC; 4,259 sq. ft.	$1,039,830.00
6/21/2011	R013310 – Tract 10 Crested Butte Meadows #606304 1287 Meadows Road, Crested Butte South Total Parcel 35.03 AC; 3,705 sq. ft.	$1,086,230.00
6/8/2005	R032726 – Lot 48 Red Mountain Ranch Phase II Replat of Lots 46, 47, 48, 49, 50 #554478 725 Red Mountain Ranch Road, Upper East River Valley Total Parcel 35.1 AC; (Unimproved Land)	$220,000.00

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EXHIBIT B
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Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
RICHTER MARY MARTHA 7225 MCNAY RD FORT WORTH, TX 76135-9165	
Business Name:	NA

Today's Date:	May 14, 2015
Appraisal Year:	2015

Account Number:	R027168
Parcel Number:	3435-000-01-012
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	601
Mill Levy:	56.853

Property Location:	200 WILD ROSE LN, JACKS CABIN AREA
Neighborhood:	ROARING JUDY I & II
LEA:	ROARING JUDY I & II - TREE LOT (60430)
Subdivision:	ROARING JUDY RANCH
Condo:	
Legal Description:	TRACT 12 ROARING JUDY RANCH #617838
Parcel Notes	TOTAL PARCEL= 50.97 AC AGREEMENT OF TRUST #584782 RECORDED JUNE 30 2008 PAMELA VONMATTHIESSEN AGREEMENT OF TRUST #584783 RECORDED JUNE 30 2008 MALTE VONMATTHIESSEN

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$275,760	$21,950	$900,590	$71,690	$1,176,350	$93,640

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$1,040,140	$82,800	56.853	$4,707.41
2013	$1,040,140	$82,800	50.446	$4,176.92
2012	$1,170,550	$93,170	44.797	$4,173.74
2011	$1,170,550	$93,170	44.988	$4,191.53
2010	$1,376,400	$109,560	41.575	$4,554.96
2009	$1,376,400	$109,560	40.414	$4,427.76
2008	$1,696,750	$135,060	42.029	$5,676.44
2007	$1,696,750	$135,060	36.828	$4,974.00
2006	$1,103,890	$87,870	44.434	$3,904.40

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	50.970	YEAR AROUND PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	TREE TYPE - ASPEN LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG LAND TYPE PRIMARY - SAGE SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE UNIQUE CHARACTERISTICS - OVER SIZED LOT

Sales Information

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Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
01/08/2013	$1,495,000	VONMATTHIESSEN MALTE AGREEMENT OF TRUST ETAL	RICHTER MARY MARTHA	Improved	617838	GEN WARR DEED - FEE
06/27/2008		VONMATTHIESSEN MALTE ETAL	VONMATTHIESSEN MALTE AGREEMENT OF	N/A	584781	QUIT CLAIM DEED - NO FEE
09/19/2007		VONMATTHIESSEN MALTE ETAL	VONMATTHIESSEN MALTE ETAL	N/A	579087	CORRECTION DEED - NO FEE
08/10/2007	$42,000	VILLANUEVA DAVID	VONMATTHIESSEN MALTE ETAL	Vacant	577789	GEN WARR DEED - FEE
09/09/1997	$215,000	SPROUSE	VONMATTHIESEN	Vacant	478719	GEN WARR DEED - FEE
11/19/1992	$125,000	Unknown	Unknown	Vacant	B000715P0006	GEN WARR DEED - FEE
04/02/1991	$14,500	Unknown	Unknown	Vacant	B000689P0001	WARRANTY DEED - FEE

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Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	Quality of Construction	Good	Stories	2	Primary Heating System	Forced Air - Gas
Building Description	CONVENTIONAL	Exterior Condition	Average	Roof	Seamed Metal - Painted	Domestic Hot Water	Gas Storage Tank
Original Year Built	1998	Interior Condition	Good	Exterior	Wood Boards (Clapboa	Landscaping	0
Effective Year Built	1999	Bedrooms	5	Foundation	Concrete		
Percent Complete	100%	Bathrooms	5	Windows	Good		

Building Square Footage or Units:	
Above-grade Living Area	4,056 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	519 sqft

Building Number 2:

Occupancy Type	GARGE SFLA	Quality of Construction	Average	Stories	1	Primary Heating System	Forced Air - Gas
Building Description	GARAGE LIVING AREA	Exterior Condition	Average	Roof	Seamed Metal - Painted	Domestic Hot Water	Gas Storage Tank
Original Year Built	2001	Interior Condition	Average	Exterior	Wood Boards (Clapboa	Landscaping	0
Effective Year Built	2001	Bedrooms	1	Foundation	Slab		
Percent Complete	100%	Bathrooms	1	Windows	Good		

Building Square Footage or Units:	
Above-grade Living Area	600 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: May 10, 2015

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Assessor Quick Links

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Find Property Records

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
JDC TRUST 2128 W ALLUVIAL AVE FRESNO, CA 93711-0441	
Business Name:	NA

Today's Date:	May 14, 2015
Appraisal Year:	2015

Account Number:	R030122
Parcel Number:	3983-000-00-032
Account Type:	Residential
Economic Area:	Econ Area 8
Tax District:	602
Mill Levy:	56.087

Property Location:	12224 US HIGHWAY 50 , PINE CREEK MESA / BLUE MESA
Neighborhood:	BLUE MESA RESERVIOR
LEA:	MEADOW / TREE GOOD ACCESS (80070)
Subdivision:	
Condo:	
Legal Description:	A TRACT IN NW4SW4 SEC 5 & N2SE4 SEC 6 48N4W #617614
Parcel Notes	TOTAL 36.002 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$99,280	$7,900	$867,540	$69,060	$966,820	$76,960

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$974,810	$77,590	56.087	$4,351.79
2013	$839,560	$66,830	49.677	$3,319.92
2012	$517,210	$41,170	44.029	$1,812.68
2011	$517,210	$41,170	44.235	$1,821.15
2010	$760,720	$60,550	40.949	$2,479.46
2009	$760,720	$60,550	39.825	$2,411.40
2008	$824,760	$65,650	41.416	$2,718.96
2007	$824,760	$65,650	36.247	$2,379.60
2006	$412,790	$32,850	43.703	$1,435.64

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	36.002	YEAR AROUND PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	TREE TYPE - ASPEN LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG LAND TYPE PRIMARY - SAGE TREE TYPE - EVERGREEN SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - TYPICAL OR AVERAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/20/2012	$775,000	KNIGHT JAMES F ETAL	JDC TRUST	Improved	617614	WARRANTY DEED - FEE
12/20/2012		KNIGHT JAMES F ETAL	JDC TRUST	N/A	617615	SPEC WARR DEED - NO FEE

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04/25/2007		KNIGHT FAMILY LIMITED PARTNERSHIP LLLP	KNIGHT JAMES F ETAL	N/A	574642	QUIT CLAIM DEED - NO FEE
01/02/2002		KNIGHT JAMES F ETAL	KNIGHT FAMILY LIMITED PARTNERSHIP LLLP	N/A	518028	QUIT CLAIM DEED - NO FEE
10/15/1991	$40,000	Unknown	Unknown	Vacant	B000696P0005	GEN WARR DEED - FEE

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Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Average	**Stories**	3	**Primary Heating System**	Radiant - Multiple Controls
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Gas Storage Tank
Original Year Built	1996	**Interior Condition**	Average	**Exterior**	Fiber-Cement	**Landscaping**	0
Effective Year Built	1996	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	7	**Windows**	Average		

Building Square Footage or Units:	
Above-grade Living Area	4,834 sqft
Finished Basement	1872 sqft
Unfinished Basement	0 sqft
Garage	814 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: May 10, 2015

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Assessor Quick Links
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Assessor Property Record Search

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
VINTON HOLDINGS LLC PO BOX 127 BELMONT, MI 49306-0127	
Business Name:	NA

Today's Date:	May 13, 2015
Appraisal Year:	2015

Account Number:	R030393
Parcel Number:	3435-000-04-012
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	601
Mill Levy:	56.853

Property Location:	1494 RED MOUNTAIN RD, UPPER EAST RIVER VALLEY
Neighborhood:	DANNI RANCH
LEA:	DANNI RANCH (60480)
Subdivision:	DANNI RANCH SUBDIVISION
Condo:	
Legal Description:	DANNI RANCH ESTATE #9 #617041
Parcel Notes	TOTAL PARCEL = 35.49 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$229,800	$18,290	$784,630	$62,460	$1,014,430	$80,750

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$1,017,640	$81,010	56.853	$4,605.69
2013	$983,240	$78,270	50.446	$3,948.42
2012	$943,520	$75,100	44.797	$3,364.26
2011	$943,520	$75,100	44.988	$3,378.60
2010	$1,455,810	$115,890	41.575	$4,818.13
2009	$1,455,810	$115,890	40.414	$4,683.56
2008	$1,442,590	$114,830	42.029	$4,826.20
2007	$1,442,590	$114,830	36.828	$4,228.96
2006	$1,131,490	$90,070	44.434	$4,002.16

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	35.490	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG TREE TYPE - ASPEN SITE IMPROVEMENTS - CUSTOM FENCING SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
11/28/2012	$1,040,000	ST JAMES WILLIAM ETAL	VINTON HOLDINGS LLC	Improved	617041	WARRANTY DEED - FEE
01/09/2006		ST JAMES WILLIAM	ST JAMES WILLIAM ETAL	N/A	562098	QUIT CLAIM DEED - NO FEE
08/16/2005	$1,350,000	SCHECHTMAN NANCY F TRUST	ST JAMES WILLIAM	Improved	556987	WARRANTY DEED - FEE

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02/01/1999		KAPLAN NANCY	SCHECHTMAN NANCY F TRUST	N/A	491321	QUIT CLAIM DEED - FEE
12/02/1993	$171,000	Unknown	Unknown	Vacant	B000736P0003	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Good	**Stories**	2	**Primary Heating System**	In-floor Radiant - Gas
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Gas Storage Tank
Original Year Built	1995	**Interior Condition**	Average	**Exterior**	Stucco	**Landscaping**	0
Effective Year Built	1995	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	4	**Windows**	Average		

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Building Square Footage or Units:	
Above-grade Living Area	2,848 sqft
Finished Basement	1288 sqft
Unfinished Basement	0 sqft
Garage	1535 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: May 10, 2015

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COLORADO

Assessor Property Record Search

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
DAEG PROPERTIES LLC 6907 AVONDALE DR OKLAHOMA CITY, OK 73116-5217	
Business Name:	NA

Today's Date:	May 13, 2015
Appraisal Year:	2015

Account Number:	R030390
Parcel Number:	3435-000-03-005
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	601
Mill Levy:	56.853

Property Location:	325 HOMESTEAD LN, UPPER EAST RIVER VALLEY
Neighborhood:	DANNI RANCH
LEA:	DANNI RANCH (60480)
Subdivision:	DANNI RANCH SUBDIVISION
Condo:	
Legal Description:	DANNI RANCH ESTATE #5 #615265
Parcel Notes	DECLARATION OF COVENANTS CONDITIONS RESTRICTIONS AND EASEMENTS #585094 RECORDED JULY 11 2008

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$229,800	$18,290	$1,099,960	$87,560	$1,329,760	$105,850

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$1,268,080	$100,940	56.853	$5,738.75
2013	$1,268,080	$100,940	50.446	$5,092.03
2012	$1,510,540	$120,230	44.797	$5,385.95
2011	$1,510,540	$120,230	44.988	$5,408.91
2010	$2,047,570	$162,990	41.575	$6,776.31
2009	$2,047,570	$162,990	40.414	$6,587.08
2008	$1,952,980	$155,450	42.029	$6,533.40
2007	$1,952,980	$155,450	36.828	$5,724.92
2006	$1,589,540	$126,530	44.434	$5,622.24

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	35.080	YEAR AROUND PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG LAND TYPE PRIMARY - SAGE TREE TYPE - ASPEN SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
09/04/2012	$2,475,000	GRATHWOL PROPERTY HOLDINGS LLC	DAEG PROPERTIES LLC	Improved	615265	GEN WARR DEED - FEE

07/31/2010	$3,254,307	GRATHWOL ROBIN D	GRATHWOL PROPERTY HOLDINGS LLC	Improved	610682	GEN WARR DEED - FEE
02/10/2006	$3,210,000	GALLIN HENRY A	GRATHWOL ROBIN	Improved	562906	GEN WARR DEED - FEE

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Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Average	**Stories**	1	**Primary Heating System**	
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Gas Storage Tank
Original Year Built	1997	**Interior Condition**	Average	**Exterior**	Wood Boards (Clapboa	**Landscaping**	0
Effective Year Built	1997	**Bedrooms**	2	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	2	**Windows**	Good		

CBOE # 52

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Building Square Footage or Units:	
Above-grade Living Area	985 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	308 sqft

Building Number 2:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Good	**Stories**	2	**Primary Heating System**	In-floor Radiant - Gas
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Gas Storage Tank
Original Year Built	1999	**Interior Condition**	Good	**Exterior**	Logs - Sheared or Mi	**Landscaping**	0
Effective Year Built	1999	**Bedrooms**	3	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	3	**Windows**	Good		

Building Square Footage or Units:	
Above-grade Living Area	4,087 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	754 sqft

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CBOE #52

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
LINE 5 HOLDINGS LP 3906 LEMMON AVE STE 100 DALLAS, TX 75219-3760	
Business Name:	NA

Today's Date:	May 14, 2015
Appraisal Year:	2015

Account Number:	R030325
Parcel Number:	3255-000-05-028
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

Property Location:	3694 WILDCAT TRL, TRAPPERS CROSSING
Neighborhood:	TRAPPERS @ WILD CAT
LEA:	TRAPPERS @ WC (61350)
Subdivision:	TRAPPERS CROSSING AT WILDCAT
Condo:	
Legal Description:	LOT 28 TRAPPERS CROSSING AT WILDCAT #610883
Parcel Notes	TOTAL PARCEL = 38.40 AC EASEMENT AGREEMENT #562508 LOTS 28 & 29 JAN 26 2006

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches
Generate Neighboring Owner List by Distance	
Search Sales By Subdivision	

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$143,850	$11,450	$895,980	$71,320	$1,039,830	$82,770

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$967,080	$76,980	56.397	$4,341.45
2013	$967,080	$76,980	49.795	$3,833.22
2012	$1,170,610	$93,180	43.359	$4,040.21
2011	$1,170,610	$93,180	44.434	$4,140.36
2010	$1,533,940	$122,100	40.244	$4,913.79
2009	$1,533,940	$122,100	39.091	$4,773.00
2008	$1,392,870	$110,870	40.652	$4,507.08
2007	$1,392,870	$110,870	35.448	$3,930.12
2006	$1,398,800	$111,340	44.485	$4,952.96

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	38.400	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	TREE TYPE - TREE VIEWS - SCENIC OR ABOVE AVERAGE UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
01/19/2012	$800,000	ABRAHAM WILLIAM E ETAL	LINE 5 HOLDINGS LP	Improved	610883	GEN WARR DEED - FEE
12/03/1993	$162,000	Unknown	Unknown	Vacant	B000736P0005	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Good	**Stories**	2	**Primary Heating System**	In-floor Radiant - Gas
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Cedar Shingle	**Domestic Hot Water**	Gas Storage Tank
Original Year Built	0	**Interior Condition**	Good	**Exterior**	Stucco & Stone	**Landscaping**	0
Effective Year Built	1994	**Bedrooms**	3	**Foundation**	Slab		
Percent Complete	100%	**Bathrooms**	5	**Windows**	Good		

Building Square Footage or Units:	
Above-grade Living Area	4,259 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	672 sqft

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
MCNAMARA ROBERT & JUDY FAMILY TRUST 7024 SANCTUARY HEIGHTS RD FORT WORTH, TX 76132-7114	
Business Name:	NA

Today's Date:	May 14, 2015
Appraisal Year:	2015

Account Number:	R013310
Parcel Number:	3257-160-01-067
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

CBOE # 52

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Property Location:	1287 MEADOWS RD, CRESTED BUTTE SOUTH
Neighborhood:	CB MEADOWS
LEA:	CB MEADOWS UPPER (60420)
Subdivision:	CRESTED BUTTE MEADOWS
Condo:	
Legal Description:	TRACT 10 CRESTED BUTTE MEADOWS #606304
Parcel Notes	TOTAL PARCEL = 35.03 AC RELEASE OF NOTICE OF SPECIAL ASSESSMENT #606301 RECORDED JUNE 22 2011

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$229,800	$18,290	$856,430	$68,170	$1,086,230	$86,460

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$884,600	$70,420	56.397	$3,971.49
2013	$884,600	$70,420	49.795	$3,506.58
2012	$892,210	$71,020	43.359	$3,079.35
2011	$892,210	$71,020	44.434	$3,155.70
2010	$1,798,960	$143,200	40.244	$5,762.94
2009	$1,798,960	$143,200	39.091	$5,597.84
2008	$1,614,460	$128,510	40.652	$5,224.20
2007	$1,614,460	$128,510	35.448	$4,555.44
2006	$1,351,910	$107,610	44.485	$4,787.04

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	35.030	YEAR AROUND PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW TREE TYPE - ASPEN SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
06/21/2011		MCNAMARA ROBERT W	MCNAMARA ROBERT & JUDY FAMILY TRUST	N/A	606304	GEN WARR DEED - NO FEE
06/21/2011	$1,153,500	LESLIE WILLIAM WAYNE	MCNAMARA ROBERT W	Improved	606303	GEN WARR DEED - FEE
04/28/2011		LESLIE WILLIAM WAYNE ETAL	LESLIE WILLIAM WAYNE	N/A	605493	QUIT CLAIM DEED - NO FEE

11/03/2004	$1,500,000	JONES JOHN C ETAL	LESLIE WILLIAM WAYNE ETAL	Improved	548180	WARRANTY DEED - FEE
05/26/2000	$960,000	EVANISH FAMILY TRUST	JONES JOHN C ETAL	Improved	502232	WARRANTY DEED - FEE
01/24/1992	$115,000	Unknown	Unknown	Vacant	B000701P0004	GEN WARR DEED - FEE

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Building Information

Building Number 1:

Occupancy Type	LOG HOME	**Quality of Construction**	Good	**Stories**	3	**Primary Heating System**	
Building Description	LOG HOME	**Exterior Condition**	Average	**Roof**	Composition - Asphalt Shingle	**Domestic Hot Water**	
Original Year Built	1995	**Interior Condition**		**Exterior**	Stone & Wood or Log	**Landscaping**	0
Effective Year Built	1995	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	4	**Windows**	Average		

CBOE # 52

Building Square Footage or Units:	
Above-grade Living Area	3,705 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	864 sqft

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
BURCIAGA GILBERT ETAL BURCIAGA VIRGINIA 3734 HUNTERWOOD PT AUSTIN, TX 78746-1300	
Business Name:	NA

Today's Date:	May 13, 2015
Appraisal Year:	2015

Account Number:	R032726
Parcel Number:	3257-000-05-014
Account Type:	Vacant
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

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Property Location:	725 RED MOUNTAIN RANCH RD, UPPER EAST RIVER VALLEY
Neighborhood:	61790
LEA:	RED MOUNTAIN LOWER (61790)
Subdivision:	RED MOUNTAIN RANCH PHASE II
Condo:	
Legal Description:	LOT 48 RED MOUNTAIN RANCH PHASE II REPLAT OF LOTS 46,47,48,49,50 #554478
Parcel Notes	TOTAL PARCEL = 35.1 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	NA

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$220,000	$63,800			$220,000	$63,800

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$220,000	$63,800	56.397	$3,598.12
2013	$220,000	$63,800	49.795	$3,176.93
2012	$554,300	$160,750	43.359	$6,969.95
2011	$554,300	$160,750	44.434	$7,142.77
2010	$630,000	$182,700	40.244	$7,352.58
2009	$630,000	$182,700	39.091	$7,141.92
2008	$505,000	$146,450	40.652	$5,953.48
2007	$505,000	$146,450	35.448	$5,191.36
2006	$305,000	$88,450	44.485	$3,934.68

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	35.100	YEAR ROUND	INSTALLED	ISDS ALLOWED NOT INSTALLED	WELL INSTALLED	TREE TYPE - TREE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
06/08/2005	$560,000	LEWIS PETER H ETAL	BURCIAGA GILBERT ETAL	Vacant	554478	GEN WARR DEED - FEE
11/12/2003	$320,000	WHITE BUFFALO TRADING CO	LEWIS PETER H ETAL	Vacant	536659	GEN WARR DEED - FEE

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CBOE # 52

GUNNISON COUNTY BOARD OF EQUALIZATION
200 E VIRGINIA AVE
GUNNISON COLORADO 81230

Gunnison County
COLORADO

Gunnison County Administration
Phone: (970) 641–0248 • Fax: (970) 641–3061
www.GunnisonCounty.org

July 17, 2015

CBOE #52
Treutelaar Kathleen L Trust
Kathleen and George Treutelaar
4521 W Diversey Ave
Chicago, IL 60639
gwt@glph.com

Schedule Number:	R032394
Parcel Number:	3257-000-02-038
Property Description:	LOT 31 RED MOUNTAIN RANCH SUBD #526554

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Wednesday July 29, 2015 at 1:45 pm. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. Gunnison, CO 81230. Please read the following information carefully.

You may appear before the Board in person, via telephone conference call, appear with your representative, or have your representative appear on your behalf. **If you plan to be represented by someone other than yourself at your hearing, please submit a letter of agency signed by you** to Bre Shelton by email at bshelton@gunnisoncounty.org, or by fax at 970-641-3061. **Please contact Bre prior to the hearing date to make a special request for a phone conference, if needed.**

1. You may submit your case in written form and waive a personal appearance before the Board. If your information is submitted in this manner, the Board will make a determination after reviewing the petition, any written evidence that has been provided, and after allowing the Assessor to give testimony and submit exhibits.

2. Upon your written request to the Assessor's Office at 221 N Wisconsin Street, Gunnison Colorado 81230, phone number 970-641-1085, the Assessor is required to make available to you, three (3) working days after receiving the request, all data supporting the valuation. Your request must be accompanied by your information supporting your valuation. This disclosure does not prohibit the introduction of additional data at the hearing discovered as a result of the exchange of the information.

3. Please provide one copy of the documentation that you plan to submit at the hearing, AND any documentation that has been provided to the Assessor's Office, by 8:00 am, two (2) business days prior to the hearing date of Wednesday July 29, 2015 to permit the exhibits to be presented to the Board. Please bring, or have delivered, such documentation to the County Administration Office located at 200 E. Virginia Avenue, Gunnison, Colorado. This documentation may also be faxed to 970-641-3061, or email to bshelton@gunnisoncounty.org. **If you must bring additional documentation to the hearing, please bring five (5) copies of each document.**

4. Because of the volume of cases before the Board of Equalization, all hearings scheduled are final and cannot be rescheduled. Hearings will go before the board in your absence. The Board will carefully consider all data submitted. If you cannot attend the hearing scheduled for you above, please contact Bre Shelton at 970-641-7600.

Sincerely,

Bre Shelton
Clerk to the Board of Equalization

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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Kathleen & George Treutelaar
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Chicago, IL 60639